

Planning and Zoning Commission Meeting Minutes
March 28, 2016

A regular meeting of the City of Yuma Planning and Zoning Commission was held on Monday, March 28, 2016, at the City of Yuma Council Chambers, One City Plaza, Yuma, Arizona.

PLANNING AND ZONING COMMISSION MEMBERS present included Chairman Chris Hamel and Commissioners Lukas Abplanalp, Kim Hamersley, David Koopmann, Alan Pruitt, Richard Sorenson, and Clinton Underhill.

STAFF MEMBERS present included Laurie Lineberry, Director of Community Development; Andrew McGarvie, Assistant City Engineer; Rodney Short, Assistant City Attorney; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Alyssa Linville, Senior Planner; Naomi Leeman, Senior Planner; Amelia Griffin, Administrative Assistant; and Stephanie Guzman, Administrative Assistant.

Chairman Hamel called the meeting to order at 4:30 p.m. and noted there was a quorum present.

CONSENT CALENDAR MINUTES
February 08, 2016

WITHDRAWALS BY APPLICANT
None

CONTINUANCES
None

APPROVALS
None

MOTION
Motion by Koopmann, second by Underhill, to **APPROVE** the Consent Calendar, as presented. Motion carried unanimously (6-0).

PUBLIC HEARINGS

GP-12351-2016: *This is a General Plan Amendment request by Dahl, Robins & Associates, Inc. on behalf of Valley Baptist Church to change the land use designation from Low Density Residential to Mixed Use for approximately 7.4 acres. The requested land use change is located at the northwest corner of 24th Street and 34th Drive. (This is the first of two public hearings.)*

Naomi Leeman, Senior Planner, summarized the staff report.

QUESTIONS FOR STAFF
None

Commissioner Sorenson arrived at 4:33pm.

APPLICANT / APPLICANT'S REPRESENTATIVE

Pastor Glenn Connell, 1079 S. Avenue B, Lot 60, Yuma, AZ, stated the church has owned the property for many years, but was unable to build the church due to the cost of a new building. He also stated that he would be selling a portion of the property to pay for the new church.

Hamel asked if a portion of the land was intended for a church. **Connell** said yes and stated that he wasn't sure which part yet.

Commissioner Sorenson asked if the case would need additional review from the commission in the future. **Laurie Lineberry, Director of Community Development** said yes and stated it would need to go through the rezone process.

PUBLIC COMMENT

None

MOTION

Motion by Underhill, second by Abplanalp, to CLOSE Case Number GP-12351-2016. Motion carried unanimously (7-0).

SUBD-13006-2016: *This is a request by the City of Yuma for a Zoning Code Text Amendment to amend Title 15, Chapter 154 (Sections: 01.07 and 17.04) to provide definitions and add regulations regarding off-site signage.*

Alyssa Linville, Senior Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

Sorenson asked if digital billboards were turned off at night in majority of other cities. **Linville** said yes. **Sorenson** asked for clarification on why the signs would need to be turned off. **Linville** stated the light would cause a glare to drivers. **Lineberry** added that there is a state law requiring the lights to be extinguished, related to the Dark Sky requirements.

Commissioner Koopmann asked what the proposed text amendment would implement. **Lineberry** said the text amendment would update an existing portion of the code which addresses off-site signage. **Lineberry** stated staff has been working with sign companies to propose this text amendment that would be less oppressive as to what the prior amendment required.

Koopmann asked for clarification on the height restriction of a billboard from 35 feet to 27 feet. **Lineberry** stated staff wanted to enforce a height that made sense while still reducing the amount of graffiti. She also stated the signage was required to be 15 feet high but should not be taller than the building.

Koopmann asked for clarification on nit lighting. **Lineberry** stated it was a new term that measured digital billboard light.

Commissioner Hamersley stated that in 2015 the billboards in the General Commercial (B-2) District were non-conforming and asked if there was a reason for that. **Linville** stated that during that time the purpose was to remove all billboards from the General Commercial (B-2)

Districts. **Lineberry** stated that the amendment would change the development standards, which would provide additional requirements for the installation and/ or replacement of off-site signs.

Koopmann asked if the replacement of non-conforming billboards would be allowed. **Lineberry** said the replacement would not be permitted if the billboard is considered non-conforming due to a spacing issue. However, a replacement may be allowed if the billboard is considered non-conforming due to its location within the Commercial (B-2) District.

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENTS

Harvey Campbell, 4155 E. County 13 ½ Street, Yuma AZ, stated they worked with City staff and thanked them for reaching out and was in favor of the text amendment.

Brandy Wright, Yuma, AZ, thanked staff for reaching out and expressed her concern with the text amendment that was approved in 2015, as it had a negative impact on her business. She was in favor of the proposed amendment.

Blake DeWitt, Yuma, AZ, was in favor of the text amendment.

Merle Toomey, P.O Box 5225, Yuma, AZ asked for clarification on the height requirement for off-site signs. **Lineberry** said the maximum height should not be taller than the tallest building on the site.

Koopmann asked if the city will be encouraging monument signs. **Lineberry** stated that monument signs are usually on-site signs and not off-site signs. **Koopmann** asked if there were different requirements. **Lineberry** said yes.

MOTION

Motion by Underhill, second by Sorenson, to APPROVE Case Number ZONE-13006-2016. Motion carried unanimously (7-0).

SUBD-13014-2016: *This is a request by Core Engineering Group, PLLC. on behalf of Yuma Venture Fund I, LLC, for approval of the replat of the Plaza del Este Subdivision Units I and II. The area to be replatted in this commercial subdivision contains 6.08 acres and is proposed to tie six lots to create two lots. The property is located at the northeast corner of 32nd Street and Avenue 7E, Yuma, AZ.*

Robert Blevins, Principal Planner, summarized the staff report, recommending **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

None

PUBLIC COMMENTS

None

MOTION

Motion by Koopmann, second by Underhill, to APPROVE Case Number SUBD-13014-2016. Motion carried unanimously (7-0).

INFORMATION ITEMS

Staff

Laurie Lineberry, Director of Community Development, informed the commission the following meeting would be held at the Yuma Police Department Community Room on April 4, 2016.

Commission

None

Public

None

ADJOURNMENT

The meeting was adjourned at 5:15 p.m.

Minutes approved this 4 day of March, 2016



Chairman